

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02029
Stone Bridge Creek 1st Addition

DATE: November 1, 2002

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** November 13, 2002

PROPOSAL: A final plat consisting of 75 lots and two outlots.

LAND AREA: 75 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlots A, B and F, Stone Bridge Creek Addition located in the NW quarter of the NE quarter and the SW quarter of Section 36, T11N, R6E, Lancaster County, Nebraska.

LOCATION: Generally located at North 14th and Humphrey Avenue.

APPLICANT: Robert Hampton
Stone Bridge Creek, LLC
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402)434-5650

OWNER: Same

CONTACT: Robert Dean
Engineering Design Consultants
630 N. Cotner Blvd, Suite 105
Lincoln, NE 68505
(402)464-4011

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Agricultural, acreages	AG, Agricultural
South:	Agricultural, acreages, commercial	AG, H-4, General Commercial, H-3, Highway Commercial
East:	Commercial, undeveloped	H-3, R-3, residential
West:	Agricultural, acreages	AG

HISTORY: City Council approved Stone Bridge Creek Preliminary Plat #00017 and Special Permit #1845 on **August 27, 2001.**

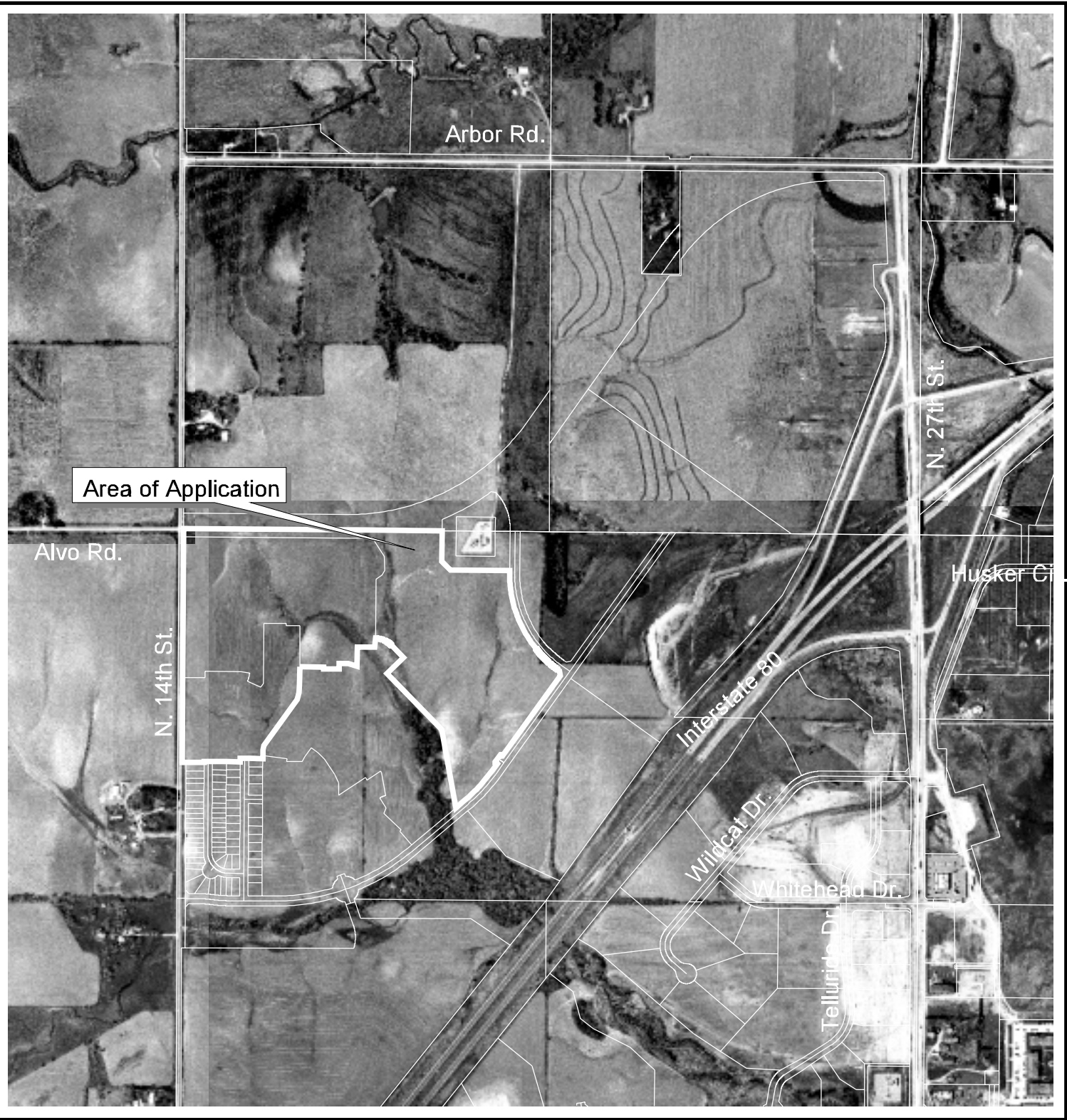
TRAFFIC ANALYSIS: N. 14th Street is classified as an Urban/Rural Minor Arterial, and Interstate 80 is classified as an Urban/Rural Interstate & Expressway. Arbor Road is classified as an Urban/Rural Principal Arterial.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Agreement for escrow of security funds have been accepted for the completion of sidewalks, sidewalks in the pedestrian ways, street signs, permanent monuments, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

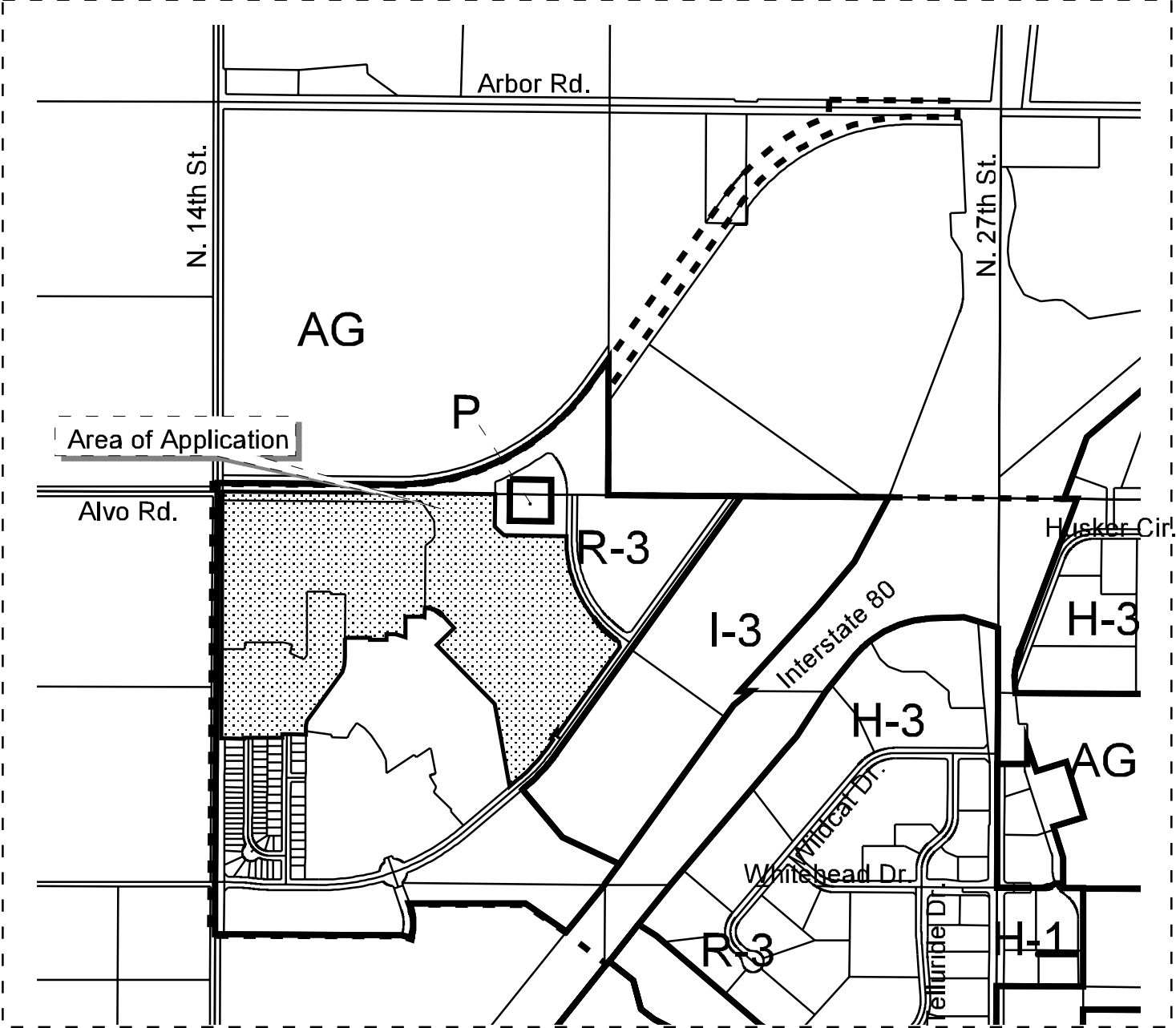
Becky Horner
Planner

attachments: Information from the applicant.
Technical information.



Final Plat #02029
Stone Bridge Creek 1st Add.



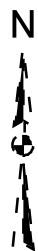
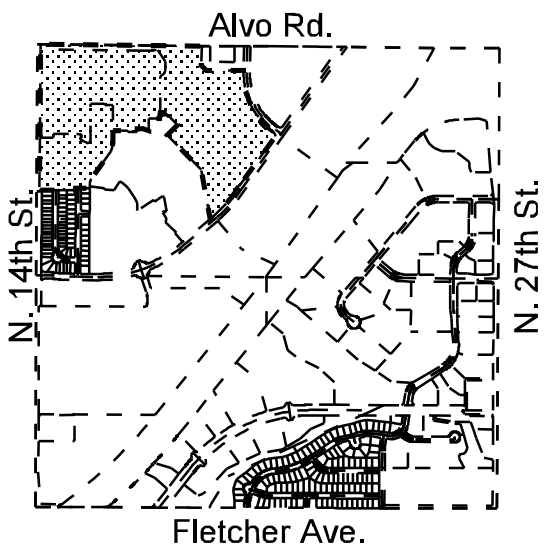
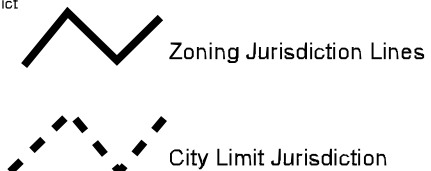


Final Plat #02029
Stone Bridge Creek 1st Add.

Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

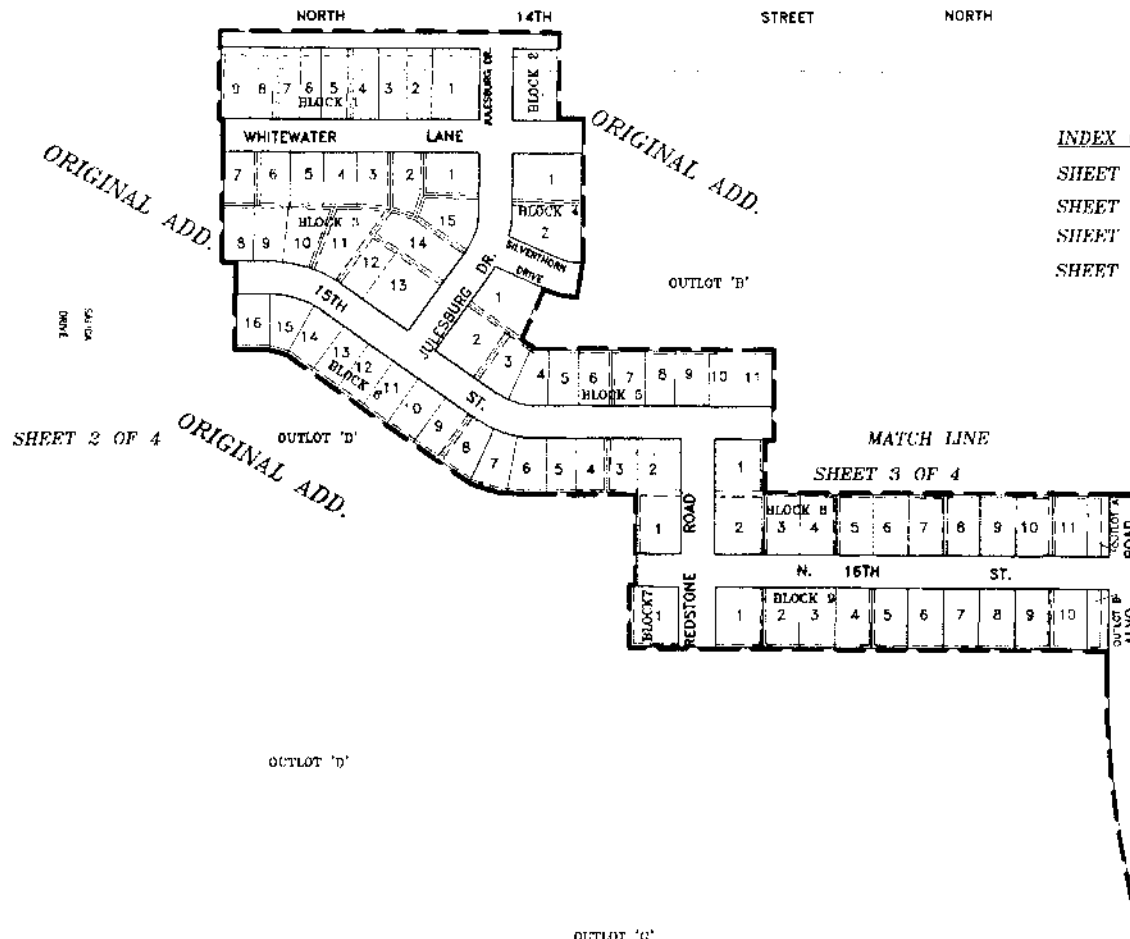
One Square Mile
 Sec. 36 T11N R6E



STONE BRIDGE CREEK 1ST ADDITION

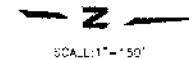
FINAL PLAT

BASED ON STONE BRIDGE CREEK PRELIMINARY PLAT NO. 00017



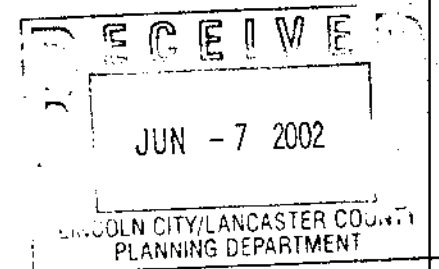
INDEX OF SHEETS

- SHEET 1 - COVER SHEET
- SHEET 2 - FINAL PLAT, LOT AREA TABLES
- SHEET 3 - FINAL PLAT, LOT AREA TABLES
- SHEET 4 - DEDICATION AND ACKNOWLEDGMENTS, SURVEYORS CERTIFICATE, LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGMENTS, PLANNING COMMISSION APPROVAL



SCALE: 1" = 50'

LOT 25 L.T.



SHEET 1 OF 4

NW
36-11-16
D-18

Stone Bridge Creek 1st Add Resub

10/16/02

PROJECT NAME

FP# 02029

NUMBER

FINAL PLAT

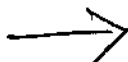
(12 COPIES minimum)

LETTER

PLAT

001 3 1

DISTRIBUTION



City Engineer's Office			
Public Works - Survey Check - Bernie Blum	x	x	
L.E.S. - Theobald (3)			
L.E.S. - Hennessy			
Altel Communications - Al Schroeder-401 S. 21st St.			
Parks & Recreation- Canney			
Building & Safety (where existing buildings)			
County Engineer (County plats only)			
Post Office - Ron White			
Duncan Ross- Antelope Valley Project			
Ray Hill			
Planner/Pre Plat:			

OK
OCT 31, 2002 BLB & SST

Please review the attached plans and return your comments to me by

October 25th 2002
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

Becky Horner

PROJECT PLANNER

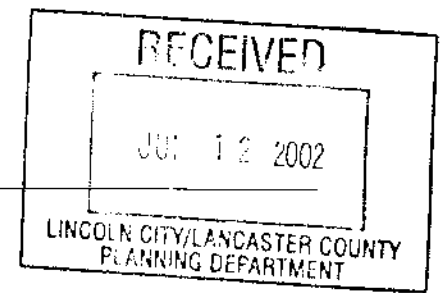
If you have any questions, need additional information or cannot meet the deadline, please let me know.

Phone # 441-7491 FAX # 441-6377

OCT. 25, 2002 BLB & SST - TANGENT LENGTHS FOR CURVES D & H ARE INCORRECT.

- SEVERAL ERRORS IN SURVEYOR'S CERTIFICATE
- SURVEYOR'S CERTIFICATE CLOSES BUT THE DRAWING DOES NOT.
- REMOVE "TO BE" FROM RIGHT-OF-WAY DEDICATION
- ADD DIMENSION TO OUTLOT 'B'
- BEARING ALONG NORTH SIDE OF PLOT SHOULD BE N & W, NOT S & E
- CURVE DATA FOR WAYE ALONG ALNO RD

M e m o r a n d u m



To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Stone Bridge Creek 1st Addition Phase II, Final Plat #02029

Date: June 12, 2002

cc: Roger Figard
Randy Hoskins
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Stone Bridge Creek 1st Addition (Phase II) located at North 16th Street south of Alvo Road. This final plat is adding North 16th Street as a connection from Alvo Road to Redstone Road to provide an access to the First Addition, Final Plat # 02009. The bonds required below are in addition to bonds previously established by Public Works for Stone Bridge Creek 1st Addition which have already been assigned Executive Order numbers for the improvements.

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. A \$26,500 bond should be required for the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. A \$55,400 bond should be required for the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. A \$34,000 bond should be required for the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. A \$38,500 bond should be required for the construction of the sanitary sewers within this addition.
- Ornamental Lighting - A \$12,000 bond should be required for the installation of the ornamental lighting for this addition as estimated by Lincoln Electric System.
- Sidewalks - A \$32,760 bond should be required for the construction of the sidewalks within this addition. An additional \$7,560 bond should be required for the sidewalk along Alvo Road for a total sidewalk bond of \$40,320.

- Survey Markers - A \$2,100 bond should be required to guarantee the placement of the permanent survey markers within this addition as required in the Surveyor's Certificate where temporary markers have been placed.
- Street Signs - A \$230 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Design Standards require that As-Built Plans for the required storm water detention facilities be provided to Public Works upon completion of the facilities.